



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701

APPROVED: _____

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REVISED AGENDA Wednesday, August 9, 2006

ITEM	TIME	ACTION REQUESTED
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NOTICES AND REMINDERS

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION, AND IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO

PlanningandZoning@fredco-md.net

NOTICES AND REMINDERS

Planning Commission Meetings/ Workshops

Wednesday, August 9th, 2006, Meeting @ 9:30 A.M.

Wednesday, August 16th, 2006, Meeting @ 2:00 P.M.

Board of Appeals

Thursday, August 24th, 2006, Meeting @ 7:00 P.M.

Council of Governments

TBD

*Contact The Division of Permitting and
Development Review at 301-694-1134 for
preliminary/final plats, and site plan
agenda items*

- or -

*The Division of Planning at 301-694-1138
for re-zonings, ag-preservation,
workshops, and public hearing agenda
items*

THE COMMISSION GENERALLY BREAKS FOR **LUNCH AT 12:30 P.M.** FOR MORNING/AFTERNOON SESSIONS AND FOR **DINNER AT 5:30 P.M.** FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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9:30 A.M.

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| 1. | <u>MINUTES</u> | APPROVAL |
| 2. | <u>PLANNING COMMISSION COMMENTS</u> | INFORMATIONAL |
| 3. | <u>AGENCY COMMENTS</u> | INFORMATIONAL |
| 4. | <u>SITE PLANS</u> | APPROVAL |

Turnpike Farms Lot 4: Requesting Re-approval for a Planned Industrial project to house automobile parts and installation facility and automobile sales and service center located on a 4.9 acre parcel. Located south of Old National Pike at Detrick Road and the north of Interstate Route 70. Zoned: Limited Industrial (LI), New Market Planning Region. File # SP-00-13; Hansen # 4821 (Justin Horman)

Wedgewood Business Park Lots 21: Requesting Site Plan Approval for an office/warehouse building totaling 30,508 square feet (1,800 sq.ft. office and 28,708 sq.ft warehouse). Located on the north side of Wedgewood Boulevard, North of English Muffin Road. Zoned: Limited Industrial (LI), Adamstown Planning Region. Tax Map 86 Parcel 237; File # SP-94-13 Hansen#: 4443 (Justin Horman)

St. Ignatius of Loyola Catholic Church– Site Plan approval for a 22,338 square foot addition to the existing parish hall. Located at the intersection of Fingerboard and Prices Distillery Rd. Zoned: Agricultural (AG), Urbana Planning Region. Tax Map 97/Parcel 186; File # SP-97-28; Hansen # 4932 (Michael Wilkins)

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| 5. | <u>COMBINED PRELIMINARY/FINAL PLATS</u> | APPROVAL |
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Old Frederick Estates, Section 2, Lots 3A & 3B– Requesting approval for one (1) new lot in a major subdivision. Located on the west side of Old Frederick Rd., north of Devilbiss Bridge Road. Zoned: Residential (R-1), Frederick Planning Region. Tax Map 48/ p/o Parcel 297; File # S-211; Hansen # 4215 (Michael Wilkins)

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Squirrel Woods, Section 1, Lot 10- Requesting approval for one (1) new lot in a major subdivision and a modification per 1-16-219 (C)(2) of the Subdivision Regulations. Located on the west side of Mount Tabor Road, south of Michael Road. Zoned: Resource Conservation (RC), Middletown Planning Region. Tax Map 45/Parcel 46; File # S-945; Hansen # 4668 (Veronique Martin)

Meeting House Overlook, Section 5, Lots 501 and 502 - Requesting approval for two (2) new lots in a major subdivision and a modification per 1-16-219 (C)(2) of the Subdivision Regulations. Located on the east side of the intersection of Wolfsville Road and Highland School Road. Zoned: Resource Conservation (RC), Middletown Planning Region. Tax Map 30/Parcel 40; File # S-839; Hansen # 4464 (Veronique Martin)

Urbana Commons - Requesting approval for 4 Commercial Lots on 7.8 acres. Located on northwest quadrant of Rt. 80 intersection with Rt. 355. Zoned: VC, Urbana Planning Region. Tax Map 96/Parcel 217; File # S-1133; Hansen # 3360 and 3361 (Stephen O'Philips)

6. AGRICULTURAL CLUSTERS

APPROVAL

Chevy Chase, Lots 1-4) - Requesting agricultural cluster approval for 4 single-family lots on 5.6 acres. Located on east side of Route 17, 1/8 mile north of Middletown Town Limits. Zoned: Agriculture, Middletown Planning Region. Tax Map 55/Parcel 53; File # M-2747; Hansen# 2821 (Stephen O'Philips)

7. PRELIMINARY/FINAL PLATS

APPROVAL

Woodbourne Manor (Smith Property in Jefferson) - Requesting preliminary plat approval for 193 single-family lots on 82.5 acres. Located on northeast quadrant of Route 180 and Route 383. Zoned: VC, R-3 and Agriculture, Brunswick Planning Region. Tax Map 84/Parcel 120; File # S-1139; Hansen # 4159 & 4160 (Stephen O'Philips)

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Green Valley Active Adult - Requesting preliminary plat approval for 1,100 single family lots plus open space on 305 acres. Located on west side of Ed McClain Road, ¼ mile north of Route 80. Zoned: PUD, Urbana Planning Region. Tax Map 88, p/o Parcels 24, 44 and 45; File # S-1130; Hansen # 4685 (Stephen O'Philips)

8. MISCELLANEOUS REQUESTS

APPROVAL

Modification to Challenge Methodology for BOE APFO Testing as it affects Sunrise, Sections 4 and 5 - Requesting interpretation and clarification of methodology to determine school APFO enrollment figures when re-districting is involved. File # S-822; Hansen # 5110 (Stephen O'Philips)

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